

COMMON COUNCIL
COUNCIL CHAMBERS
CITY HALL
FEBRUARY 2, 2016

Mayor James D. Lienhoop called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

- A. Opening Prayer was given by Pastor Mike Malinsky with St. Peter's Lutheran Church.
- B. Pledge of Allegiance was led by Mayor Lienhoop.
- C. Roll Call was taken. Dascal Bunch, Elaine Wagner, Frank Jerome, Frank Miller, Timothy Shuffett, Laurie Booher, and Thomas Dell were present.
- D. Councilor Jerome made a motion to approve the minutes from the Common Council meeting on January 19, 2016 as presented. Councilor Bunch seconded the motion. Motion passed by a unanimous vote.

II. Unfinished Business Requiring Council Action

- A. Second reading of an Ordinance entitled "ORDINANCE NO. 2, 2016 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM RS3 (RESIDENTIAL: SINGLE-FAMILY) TO Pc (PUBLIC / SEMI-PUBLIC FACILITIES WITH COMMITMENTS)." (The Sanctuary Rezoning) Jeff Bergman, Planning Director, presented this ordinance. He explained this is a request by The Sanctuary located at 3939 Central Avenue to change the zoning on the property to facilitate an expansion of their church. Jeff indicated the area proposed for change is approximately 8.08 acres and is currently zoned RS3, which is medium density, single-family residential. He presented the decision criteria for the rezoning request, as well as displaying maps and photos of the area. Jeff stated the Columbus Plan Commission forwarded this rezoning application to the Council with a favorable recommendation by a vote of eight in favor and zero opposed. The Plan Commission attached two commitments to the rezoning: 1) access on Pawnee Trail shall be emergency access only and 2) the uses of the property are to be restricted to those which were deemed most compatible with the adjacent residential neighborhood. Councilor Shuffett confirmed the process that if the Council approves the ordinance then the matter would go back before the Columbus Plan Commission for final approval. Discussion followed. Mayor Lienhoop opened the meeting for public comment. Glenn Petri, 1614 27th Street, asked if The Sanctuary decides to build on the rezoned property, would they have to go before the Plan Commission for approval. Jeff stated that is correct. Mayor Lienhoop closed the meeting for public comment. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Miller seconded the motion. Motion passed by a unanimous vote.
- B. Second reading of an Ordinance entitled "ORDINANCE NO. ___, 2016 AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2016." Mary Ferdon, Executive Director of Administration and Community Development, presented this ordinance. She explained the first reading of the ordinance was presented on January 4, 2016. The decision was then

made to locate extra funds within the Department of Public Works/City Engineer and Community Development budgets, so the item was not placed on the January 19 agenda for a second reading. Council members chose to bring the item back for a second reading and allow the item to be voted in by passage or voted down by a lack of a motion. Mayor Lienhoop opened the meeting for public comment. Ken Fudge asked if the original jobs were advertised, where the money was coming from, and if the Mayor should take a pay reduction because of the added duties to other positions. Mayor stated the jobs did not need to be advertised, funds were coming from within the budget and he did not intend to work any less. The meeting was closed for public comment. Ordinance fails for a lack of motion.

III. New Business Requiring Council Action

- A. First reading of an Ordinance entitled "ORDINANCE NO. 3, 2016 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "CC" (COMMERCIAL: COMMUNITY CENTER) TO "CR" (COMMERCIAL: REGIONAL CENTER)." (Jackson County Bank) Jeff Bergman presented this ordinance and explained it is a request by Jackson County Bank to rezone property located at U.S. 31 and Central Avenue. He stated the Kroger site is currently zoned CR (Commercial: Regional Center) and reconfiguring the lots with the current zoning would result in properties with multiple zonings and create regulatory issues for any redevelopment. The Jackson County Bank rezoning request is intended to match the current zoning on the adjacent Kroger parcel to facilitate their property line changes. Jeff displayed maps and photographs of the area. He stated the Columbus Plan Commission reviewed the application and forwarded it to the City Council with a favorable recommendation by a vote of nine in favor and zero opposed. Discussion followed regarding entrances to the bank property. Susan Haskett, Chief Administrative Officer with Jackson County Bank, provided Council members with a diagram of the area showing the different lot lines. Discussion followed. There were no comments from the public. Councilor Shuffett made a motion to suspend the rules of order to pass this ordinance in one reading. Councilor Booher seconded the motion. Motion to suspend the rules of order passed by a unanimous vote. Councilor Shuffett made a motion to adopt the ordinance. Councilor Bunch seconded the motion. Motion passed unanimously.
- B. Reading of a Resolution entitled "RESOLUTION NO. 2, 2016, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO AUTHORIZE BOND COUNSEL TO PROCEED AND DIRECT THE COLUMBUS REDEVELOPMENT COMMISSION TO EXECUTE THE NECESSARY DOCUMENTS TO START THE ADVANCE REFUNDING OF TAXABLE REDEVELOPMENT DISTRICT BONDS OF 2007, SERIES A2 AND REDEVELOPMENT DISTRICT BONDS OF 2007, SERIES A1." Heather Pope, Redevelopment Director, presented a request from the Columbus Redevelopment Commission to proceed with refinancing two bonds which were obtained in 2007 for the construction of the Jackson Street Parking Garage. She explained the original value of each bond was \$5 million. Heather estimated a savings of approximately \$680,000 on the life of the loans by refinancing, and explained the maturity date would remain the same, January 15, 2027. Also present at the meeting were Bruce Donaldson with Barnes & Thornburg LLP, Andrew Lanam with Reedy Financial Group PC, and Landon Boehm with Piper Jaffray. Councilor Jerome questioned the process of the refinancing. Bruce Donaldson explained the procedure is called an advanced refunding. He stated the bonds are issued, money is held in an escrow account until the bonds are callable, the money is invested between now and when they become

callable, at which point new bonds are issued at a substantially reduced interest rate. Bruce reported the worst case scenario is the rates are half what they are currently. They are hoping for better, which means a larger savings. Much discussion followed. Bruce stated the request to the Council is an approval to move forward with the refinancing and direct the Redevelopment Commission to sign any and all paperwork associated with the refinancing. Mayor Lienhoop opened the meeting for public comment. Bill Lentz asked if the bonds were rated. Landon Boehm stated the city's bond rating is currently AA- and there is a significant benefit of reaffirming the rating. Glenn Petri questioned how Bruce, Andrew and Landon were being paid. Bruce stated they are getting paid from proceeds of the bond which has already been factored into the savings. Mayor closed the meeting for public comment. Councilor Jerome made a motion to adopt the resolution. Councilor Wagner seconded the motion. Motion passed by a unanimous vote.

IV. Other Business

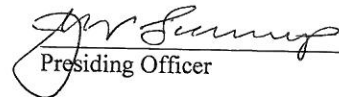
- A. Standing Committee and Liaison Reports – Councilor Shuffett made a motion to appoint Matt Souza to the Human Rights Commission. Councilor Jerome seconded the motion. Motion passed unanimously.

Councilor Jerome stated discussion regarding the Animal Care and Control Ordinance – classification of farm animals is scheduled for the February 16th Council agenda. He explained a subcommittee has been established with Dascal Bunch, Elaine Wagner, Frank Miller, and Alan Whitted. It was decided to delay the discussion on this issue until the subcommittee has an opportunity to research the matter and provide further information to the Council.


Councilor Shuffett stated the Columbus Utility Board reported the water quality in Columbus is exceptional.

Councilor Bunch informed the Council that United Way reopened the former Eastside Community Center and has a six month lease which was approved by Board of Public Works earlier in the day.

- B. The next regular meeting is scheduled for **Tuesday, February 16, 2016, 6:00 p.m. in City Hall.**
- C. Councilor Jerome made a motion for adjournment. Councilor Wagner seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 7:08 P.M


Presiding Officer

Attest:


Clerk Treasurer of City of Columbus